COMM NE COR OF SE1/4 OF SW1/4, R
W 800.63 FT TO W R/W OF A CO RD
W 101.30 FT, N 260 FT, E 147.03

RUSSELL NICHOLAS/RUSSELL TIFFANY
328 SE SANDY DR
LAKE CITY, FL 32025

2027

01-4S-17-07476-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 06

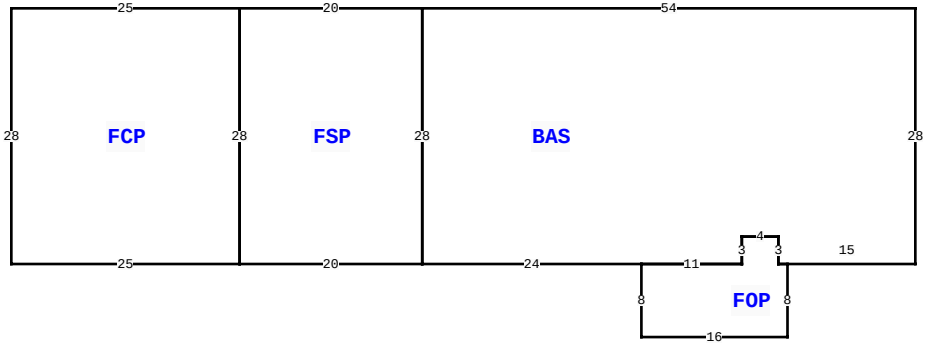
NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	40,284
FCP	700	25		175	4,700
FOP	140	35		49	1,316
FSP	560	40		224	6,016
TOTALS	2,900			1,948	52,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,948	111.9000	67.14	130,789	1989	1989	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2023 Heated Area: 1500 HX Base Yr 2023



328 SE SANDY DR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0031	BARN,MT AE	0	100	30	40	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0166	CONC,PAVMT	0	100	15	28	420.00	UT	2.00	2.00	100	2004	2004	3	100	840	
4	0285	SALVAGE	0	100	21	42	1.00	UT	0.00	0.00	100	1945	1945	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		52,316
TOTAL MARKET OB/XF VALUE		7,240
TOTAL LAND VALUE - MARKET		24,310
TOTAL MARKET VALUE		83,866
SOH/AGL Deduction		5,726
ASSESSED VALUE		78,140
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,729
TOTAL JUST VALUE		83,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22228	ADDN SFR	150	08/24/2004
21409	M H	250	01/12/2004
15075	M H	125	02/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/1377	2/14/2022	WD	Q	I	01	75,000
GRANTOR: MOORE SANDRA GAIL						
GRANTEE: RUSSELL NICHOLAS						
932/1591	8/07/2001	QC	U	I	11	100
GRANTOR: RICHARDS SANDRA GAIL						
GRANTEE: MOORE SANDRA GAIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FSP= W20 FCP= W25 S28 E25 N28$ S28 E20 N28$ S28
E24FOP= S8 E16 N8 W1 N3 W4 S3 W11$ E11 N3 E4 S3 E15 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,240

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	100		A-1	0.00	0.00	0.24	AC		1.00	1.00	1.00	13,000.00	13,000.00	3,120							
2	0200	C	MBL HM	100			0.00	0.00	0.63	AC		1.00	1.00	1.00	13,000.00	13,000.00	8,190							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/30/2022 BY CP Total Acres: 1.87 Total Land Value: 24,310 Market: 0 Agricultural: 0 Common: 24,310 PRINTED 11/17/2026 BY SYS